

Concept Plan

- Coordinated Development District (CDD#10)
- Urban Design Guidelines
- Transportation Management Plan (TMP)



Coordinated Development District (CDD#10) and Design Guidelines

- Identifiable neighborhoods and town center
- Pedestrian-oriented
- Mixed-use
- Open space as a defining element
- Grid pattern
- Hierarchy of streets

POTOMAC YARD

Illustrative Site Plan

Caughy, Wright & Co.
Architects
Washington, D.C.

Neighborhoods

- Distinct walkable neighborhoods
- Mix of uses and open space within 5 minute (1/2 mile) walk



Mix of Uses

- To ensure an urban character, commercial and civic uses are integrated and not isolated




FDRS March 10, 2009

Landbay H



Landbay H

- 
- 232 maximum residential units
 - 5,000 sq. ft. retail
 - 60,000 sq. ft. office/commercial
 - Open space: Swann finger park minimum .4 ac., neighborhood park minimum 10,900 sq. ft.
 - Parking
 - Visitor parking
 - Heights 35 ft. to 55 ft.

Working Concept Site Plan



- 111 townhouse
- 26 stacked townhouse
- 95 multi-family
- 60,000 sq. ft. commercial/office
- 5,000 sq. ft. ground floor retail

Department of Planning & Zoning
October 10, 2005

Initial concept

Variety of building types

Gateway element

Open space



Current concept



Edge Condition

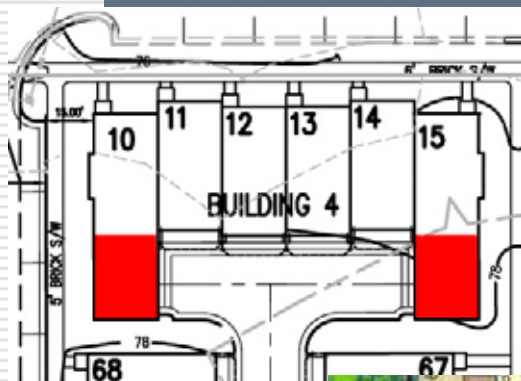


Old Town alley



Alley

Edge Condition



With edge treatment



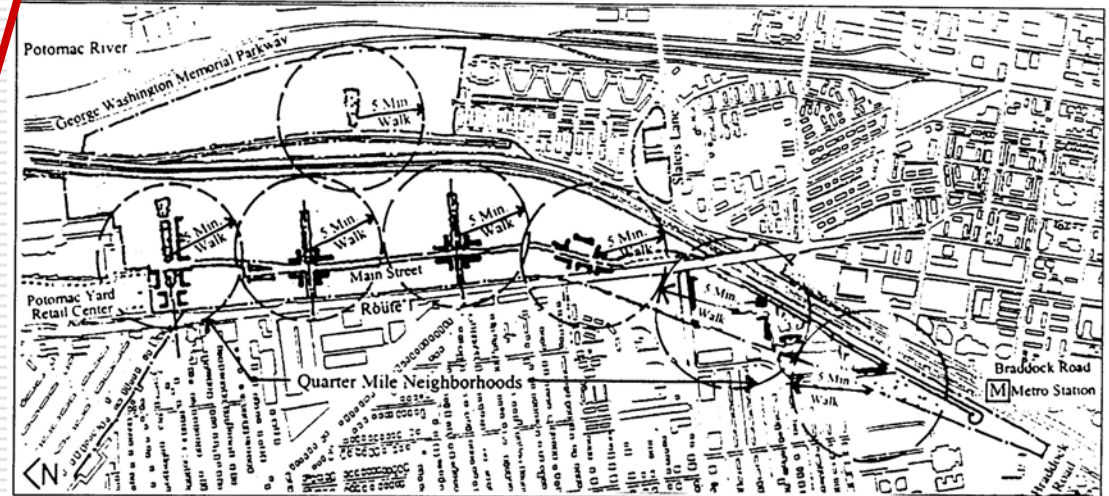
Without edge treatment

Ground Floor Retail

Current working concept



RETAIL



- 5,000 sq. ft. ground floor retail
- Centrally located to serve each neighborhood
- On Main St., a potential transit corridor

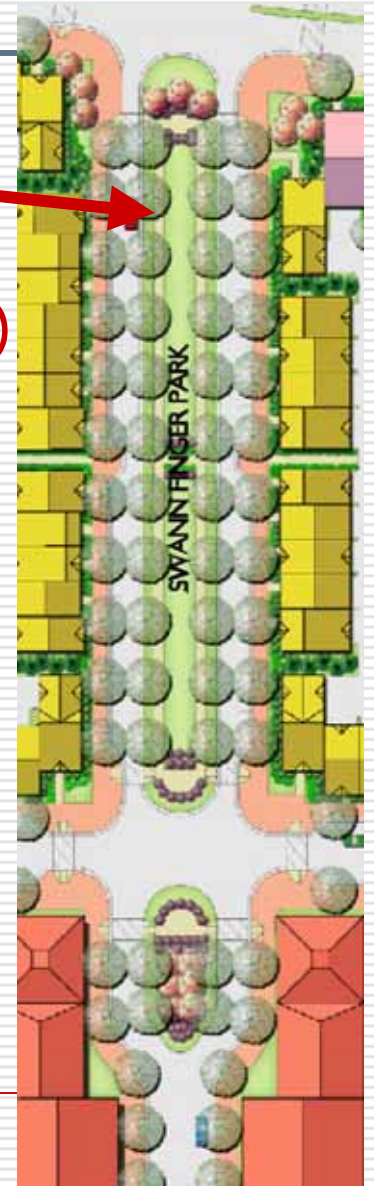
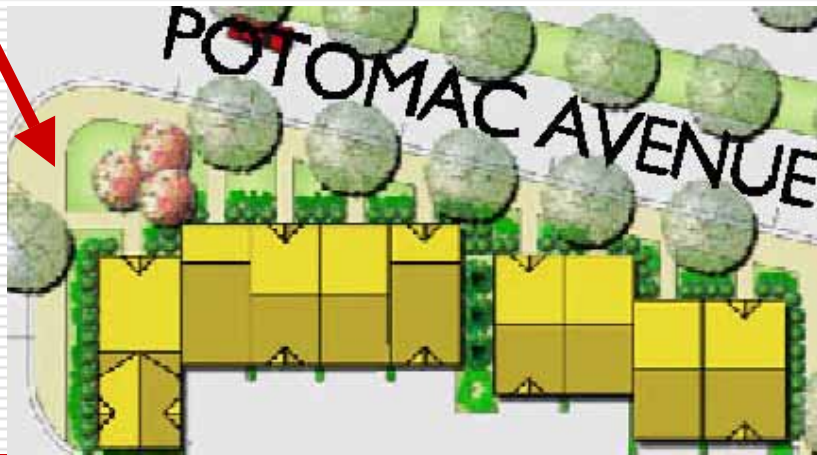
Streets - Blocks



- Street hierarchy
- Blocks (proposed range from 205' x 498' to 228' x 434')
- Block perimeters max. 1450' (proposed range from 1145' to 1450')

Open Space

- Swann finger park (.48 ac.)
- Proposed 95'x120' consolidated neighborhood park (10,900 sq. ft. req'd)
- Building variation – front yards



Building Design



Building Design



20' WIDE



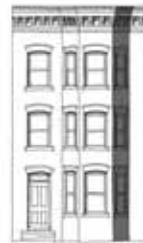
|01



20' WIDE



|02



20' WIDE



|03



20' WIDE EACH



|04, 05, 06



20' WIDE



|07



20' WIDE



|08



16' WIDE



|09



16' WIDE



|10



20' WIDE



|11



16' WIDE



|12



16' WIDE + 20' WIDE W/ SIDE ENTRY



|13

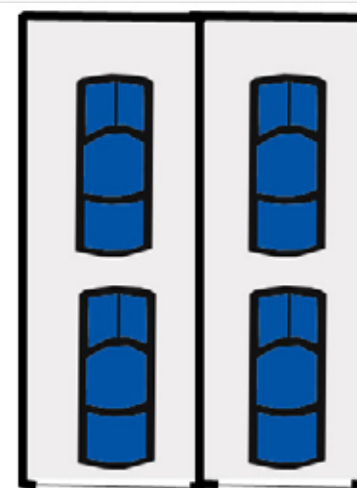
Building Variation – Articulation



Parking



- Tandem (58 sp.)
- Visitor



Interior tandem layout

CURRENT PLAN PROGRAM
Office: 1,806,075 sq ft
• 100% of office space to be converted
at 100 feet minimum lot area
Retail: 355,006 sq ft
Residential: 1,973 du
Hotel: 300 rooms

MAXIMUM PROGRAM PER CDD
Office: 1,950,000 sq ft
Total: 775,000 sq ft
• Total Retail Center: 580,000 sq ft
• Land Use C: 1,950,000 sq ft
Hotel: 300 rooms
Residential: 3,200 du
• Potential Green: 1,973 du

Potomac Yard

Potomac Avenue

Swann Ave.

Howell Ave.

Custis Ave.

in Street

POTOMAC YARD

Working Plan

THIS PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY.
The graphic is for illustrative Purposes only. The final layout for each landbay is to be determined through the preliminary site plan process for each individual landbay.

November 15, 2014 | LDCM303170

Straightened Bridge



City of Alexandria – Department of Planning & Zoning
PYDAC-March 10, 2005

Landbay K



- Process
- Connections
- Pedestrian bridge at 1 million sq. ft.

Conclusions

